

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 5, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Celebrity Equine Center
11-DR-2021** | Request for approval of the site plan, landscape plan, and building elevations for a new Ranch, as approved under associated Conditional Use Permit case 4-UP-2020, on a 5-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Conformance with Conditional Use Permit approval (4-UP-2020)

BACKGROUND

Location: 9588 N 120th Street

Zoning: Single-family Residential (R1-43)

Adjacent Uses

North: Single-family residential properties; zoned Single-family Residential district (R1-43).

East: Paradise Heights subdivision; zoned Single-family Residential district (R1-43) and Stonegate Equestrian Park; zoned Open Space/Planned Community Development district (O-S PCD).

South: Stonegate Parcel 10 subdivision; zoned Single-family Residential/Planned Community Development district (R1-7 PCD) and Stonegate Equestrian Park; zoned Open Space/Planned Community Development district (O-S PCD).

West: Stonegate Parcel 5 subdivision; zoned R1-7 PCD.



Property Owner

Kevin Flynn

Applicant

Wendy Riddell, Berry Riddell LLC
480-385-2727

Architect/Designer

Edward B Sawyer Architect

Engineer

Fetter Engineering Group

DEVELOPMENT PROPOSAL

This proposal includes a site plan, landscape plan, and building elevations for the Ranch use that was approved for this site under case 4-UP-2020. The approved Conditional Use Permit stipulated to a conceptual site configuration that this proposal is in conformance with. This project includes a 36-stall barn at the western portion of the site, a residential structure and other ancillary structures central to the site, and a large arena and turnouts at the eastern portion of the site located closer to N. 120th Street.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Celebrity Equine Center development proposal per the attached stipulations, finding that the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Jeff Barnes Senior Planner 480-312-2376 jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barne, Report Author

6/23/2021

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager

7/27/2021

Date

Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov



Randy Grant, Executive Director

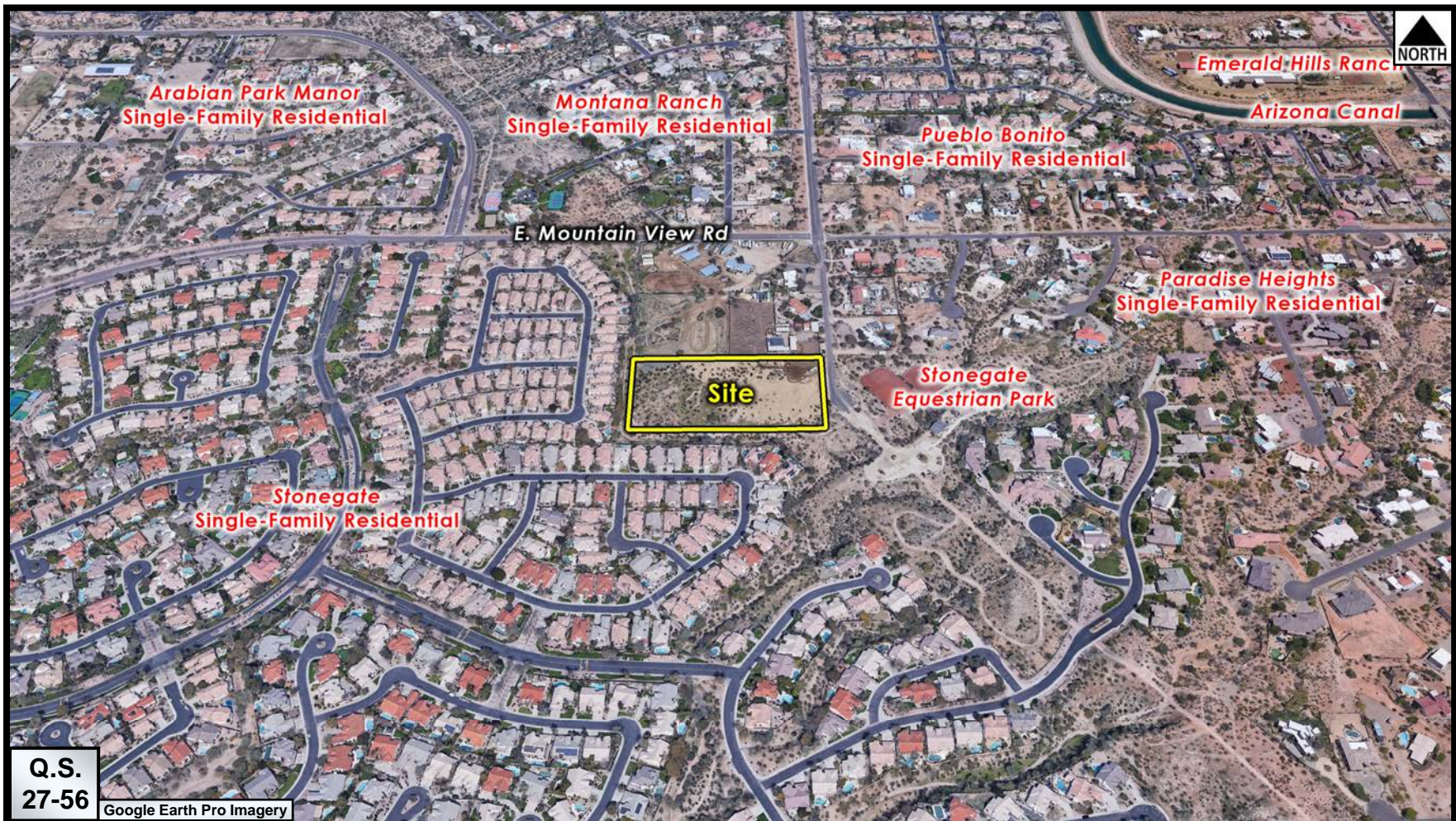
7/28/2021

Date

Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

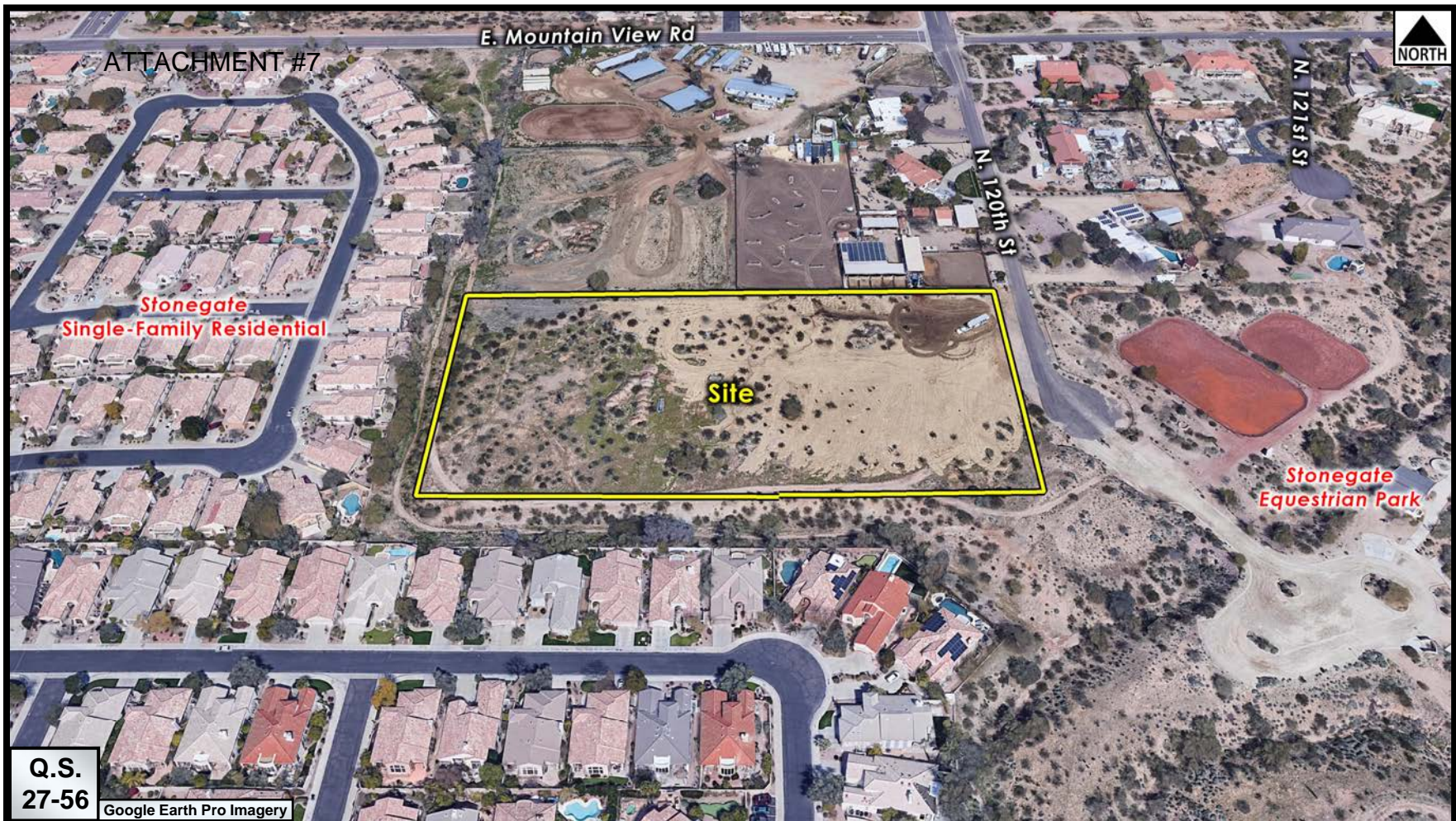
ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Landscape Plan
9. Building Elevations
10. Wall Details
11. Materials and Colors Board
12. Zoning Map
13. Community Involvement
14. City Notification Map



Context Aerial

11-DR-2021



Close-up Aerial

11-DR-2021

**Celebrity Equine Center
Development Review Board
9588 N. 120th Street
Project Narrative**



Prepared by:

Berry Riddell, L.L.C.

Wendy Riddell, Esq.

Michele Hammond, Principal Planner

Caitlyn Gulsvig, Planning Assistant

6750 East Camelback Road, Suite 100

Scottsdale, Arizona 85251

480-385-2753

March 2021

Site Plan and Context Aerial



Site Plan

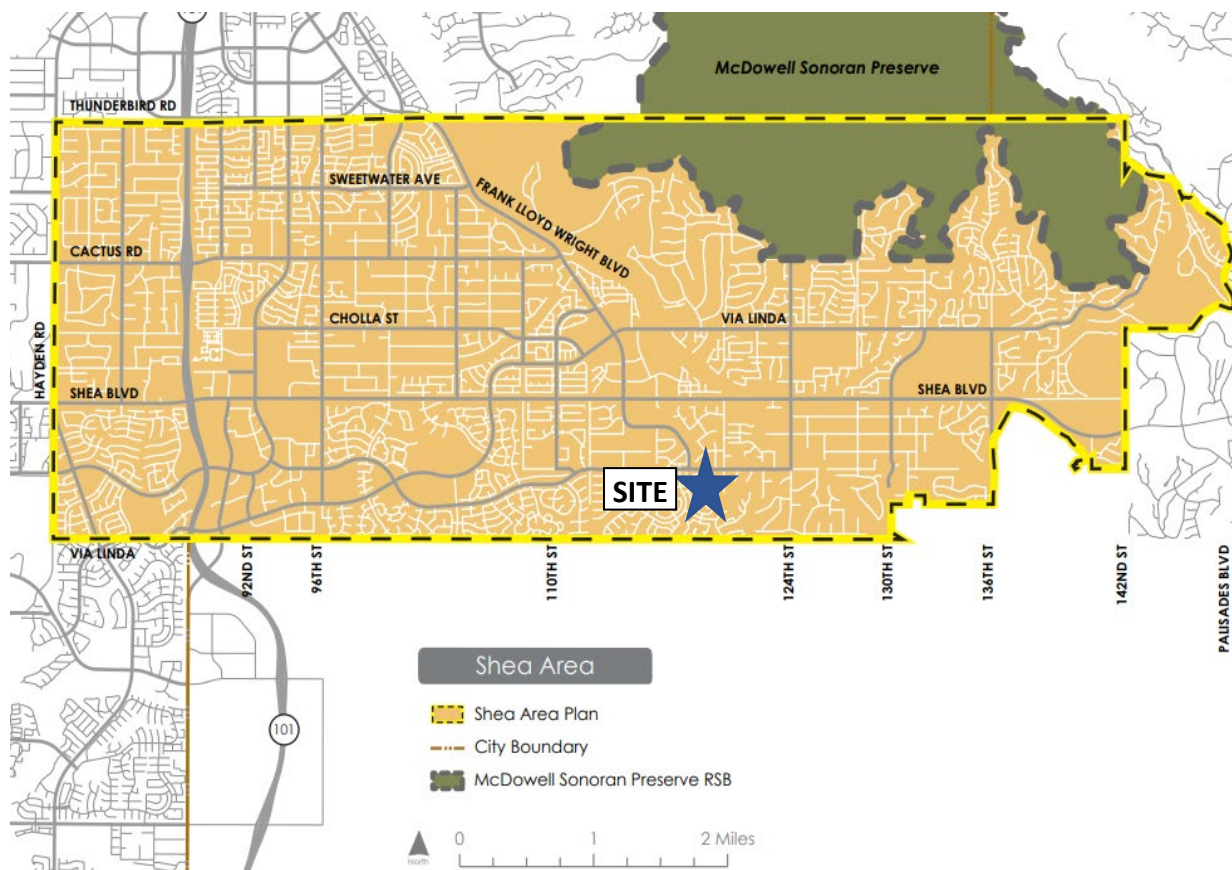


Request

The request under this application is for Development Review Board approval of the proposed Ranch facility: Celebrity Equine Center. The DRB criteria are outlined below.

The Flynn family owns an approximate 5.0+/- gross acre vacant lot located at 9588 N 120th Street (the "Site"), which is within the Shea/East Shea Character Area and shown in the graphic below. The Site is adjacent to the Flynn residence, and they are invested in developing the property as a premier boarding and training facility for horses.

The Flynn family received unanimous City Council approval on February 16, 2021 for case 4-UP-2020; a Conditional Use Permit for the purpose of developing and "Ranch" equestrian facility on the lot in a manner that is consistent with the overall character of the neighborhood.



Surrounding Context/Shea Area Plan

Adopted in June 1993, the Shea Area Plan aims to preserve the character of the Shea Boulevard area by maintaining existing neighborhoods, ensuring new developments are compatible with the surrounding context and protecting environmental features unique to the area. As shown in the graphic below, the proposed development is appropriate for the area with single-family residential zoned R1-43 to the north and northeast, R1-7 to the south and west and OS to the east and southeast. As demonstrated with the approved CUP, the Site is ideally situated for a Ranch as it is located between two properties that operate equestrian facilities – Stonegate Equestrian Park and Grandon's Equestrian Center – also shown in the graphic. Stonegate Equestrian Park is owned and maintained by the City of Scottsdale, and it sits on 23-acres and has such amenities as two equestrian arenas, a round pen arena and a drop-in ramada. Grandon's Equestrian Center, which, like the Site, is zoned R1-43, operates as a ranch as a grandfathered use. Given that equestrian uses already exist on properties adjacent to the Site, and in the nearby area, the Celebrity Equine Center is not only compatible but also complementary to the surrounding area and therefore respects the goals and policies of the Shea Area Plan as demonstrated with the approved CUP.



Sec. 1.904. – DRB Criteria.

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response: The facility is consistent with the applicable guidelines, DS&PM, Shea Area Character Plan and General Plan as represented with the approved CUP (case 4-UP-2020). Further, in addition to these DRB criteria elements, all Ranch CUP criteria have been met or exceeded (Zoning Ordinance Sec. 1.401– see below).

The Site is designated Rural Neighborhoods on the City of Scottsdale's General Plan, which is described as including "areas of relatively large lot single-family neighborhoods," with equestrian existing in flatter areas, "as many lots are large enough for horses and several existing developments permit horse corrals." In the area south of the C.A.P. Canal, these neighborhoods are described as often taking on "a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots." As described above, Stonegate Equestrian Park and Grandon's Equestrian Center are located adjacent to the Site and are a perfect example of the equestrian charm that is represented within Rural Neighborhoods.

Overall, the City's General Plan encourages projects that are responsive to the unique character in each area of the City and the use of revitalization efforts to provide for the long-term stability of Scottsdale's mature residential neighbors. Celebrity Equine Center will implement these goals and policies. It also furthers the goals of preserving and enhancing the area's unique sense of being an equestrian neighborhood and of encouraging context appropriate to new development in an established equestrian area within the community.

- 2. The architectural character, landscaping and site design of the proposed development shall:*
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response: The City's General Plan recognizes the significance of open space and recreational opportunities coupled with a growing need for community mobility. At the Local/Neighborhood Systems level of the Community Mobility Element, the General Plan indicates that neighborhoods are unique with distinct mobility needs that ultimately reflect the character of the area. As described above, the Site is in an area with rural equestrian flavor, which suggests that equestrian links are important for community mobility within the area. In fact, the General Plan acknowledges that "more singular land uses, such as low-density equestrian areas may place more emphasis on local trail systems to maintain connectivity." Local trail systems and parks are a vital component to Scottsdale's open space and recreation system, with trails functioning "as transportation and recreation links," and providing "hikers, walkers, joggers, equestrians, and mountain bikers opportunities to improve health and fitness, spend time with family and friends, enjoy the natural environment, and escape the stresses of everyday life." With Stonegate Equestrian Park adjacent to the Site, the proposed development reflects the General Plan's goals of encouraging the use of parks and trails and celebrating the equestrian lifestyle Scottsdale is known for.

b. Avoid excessive variety and monotonous repetition;

Response: The equestrian building character by design minimizes excessive variety and monotonous repetition. Rather the character is reminiscent of surrounding horse facilities and residential building elements providing human-scale, appropriate massing, and building details.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: The applicable Scottsdale Sensitive Design Principles have guided site and building design (see section below). A traditional ranch/horse farm theme has been selected for the architectural design of the facilities enhancing the equestrian design character of the area. In developing the vacant lot, the Flynn family is committed to developing a high-quality equestrian Site that will be viewed as an asset in the neighborhood. Notably, their current private residence and ancillary horse facilities are kept in pristine condition. The traditional architectural theme will be expressed with a contemporary flavor and detailing, with materials and colors to blend with the desert environment. The landscaping will include primarily desert vegetation with low water use shade trees and shading elements responsive to desert conditions. In addition to desert sensitive landscaping, an attractive, two-tone CMU split-faced block wall with desert tones

will be provided. A combination of block and open steel rail fence will be used in carefully considered locations to maintain views of the natural desert landscape. The traditional "horse farm" architecture of the Celebrity Equine Center will be accentuated with sophisticated contemporary detailing creating a quality Ranch facility.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

Response: Not applicable.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response: Not applicable.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response: Ingress, egress, internal traffic circulation, off-street parking, loading, and pedestrian circulation will be consistent with the approved CUP site plan and stipulations. Specifically, the manure truck route will be accessed via 120th Street down the on-site central driveway to the manure containment area at the north end of the site. Truck turnaround will occur immediately east of the manure containment area and trucks will exit the Site via the same central driveway.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Mechanical equipment, appurtenances and utilities will be appropriately placed and/or screened from view utilizing compatible materials, finishes, and colors and landscaping.

- 5. Within the Downtown Area, building and site design shall:*
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*

- c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: Not applicable.

- 6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*
 - a. *Accessibility to the public;*
 - b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
 - c. *Location near the primary pedestrian or vehicular entrance of a development;*
 - d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
 - e. *Location in conformance to standards for public safety.*

Response: Not applicable.

B. The property owner shall address all applicable criteria in this section.

Response: See written justification above.

Conditional Use Permit Criteria

As required pursuant to Zoning Ordinance Section 1.401, the Ranch CUP as approved by City Council on February 16, 2021 (case 4-UP-2020) will not be materially detrimental to the public health, safety or welfare because there will be no damage or nuisance arising from noise, smoke, odor, dust, vibration or elimination and no unusual volume of character of traffic introduced into the neighborhood. As described above, the applicant is committed to taking great care to ensure that the arena does not generate dust. The use is compatible with the equestrian use in the surrounding area, and all specific conditions for the approved Ranch CUP in Section 1.403.O are being satisfied with the DRB submittal.

O. Ranch

1. *The minimum property shall be five (5) acres gross.*

Response: The Site is 5 gross acres.

2. *Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district.*

Response: The fifty (50) foot setback from single-family residential property is maintained.

3. *The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater.*

Response: The R1-43 district requires a forty (40) foot setback. The front yard along 120th Street will be maintained with no structures. Only steel rail corral fencing will be placed in the front yard setback with open space areas including an arena and turn out.

4. *There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual. Permission for such shows may be obtained*

from City Council. Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles. This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity.

Response: No such activities are proposed.

5. All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application.

Response: The required fencing is provided with the DRB application in compliance with the CUP criteria.

6. The property shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of the manure into the soil of paddock, pasture, or arena areas may be considered manure disposal.

Response: A site plan is provided in conformance with the approved CUP. Manure containment is placed along the north side of the Site approximately 370+/- feet north and east of the adjacent R1-7 Stonegate residential neighborhoods.

7. The property owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies.

Response: The stable areas and barns will conform to a fly control program. In addition to the use of Fly Predators, an automated fly control system will be installed in the barn and a manual fly control system will be used on the manure storage area. If the manual system proves inefficient, an automated fly control system will be installed. The operator will operate the pen's fly control system at least twice a day or at a frequency to adequately control flies.

The stable areas and barn will apply the following fly control program: an automatic insect control system with scientifically designed nozzles will be installed and placed overhead throughout the barn, connected by nylon tubing. The system will include an accurate timer that operates the system by opening all nozzles simultaneously and fills the barn

with a fine mist of Environmental Protection Agency ("EPA") approved insecticide for a set amount of time on a set schedule. This will provide a uniform and consistent means of controlling insects including adult insects, prohibits reinfestation and provides extended out of barn protection through its repellent action. The insecticide will be EPA registered, will not cause irritation to animals or humans, are made of natural, biodegradable pyrethrin, are water-based so there is no oily build-up, and will kill mature insects as well as prevent laying of their eggs. Additionally, manure piles will be removed every 2-3 days. The fly control systems will kill and repel the following: stable flies, horse flies, deer flies, face flies, house flies, horn flies, bottle flies, mosquitoes, fleas, ticks, spiders, gnats and stink bugs.

8. All laws applicable to the public health must be complied with for the entire period of operation of the ranch.

Response: Acknowledged.

9. All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.

Response: No pasture areas are proposed with this facility.

10. Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structure shall be removed.

Response: Acknowledged.

Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. *The design character of any area should be enhanced and strengthened by new development.*

Response: The Property is surrounded by equestrian and residential uses. The Celebrity Equine Center site plan has been designed with sensitivity to the context of the area and to the adjacent neighbors relative to setbacks, open space and building placement.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The Property does not have significant natural features such as washes and natural area open space. However, specific design considerations have been made in terms of orientation and placement of buildings in relation to the adjacent land use.

3. *Development should be sensitive to existing topography and landscaping.*

Response: All landscaping will consist of low-water use desert appropriate materials in conformance with the City's guidelines. The existing topography of the site is relatively flat and will therefore be maintained with development of the site. Plant varieties contemplated for this site include, but are not limited to, Mastic Tree, Foothills Palo Verde, Sage, Fairy Duster and Desert Lavender (salvaged plants include Mesquite and Saguaros).

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: Mature landscaping will be provided along the perimeter of the property to act as a buffer and contribute to the urban habitat for wildlife and improved air quality. The desert appropriate landscape palette will be able to withstand the changes of the

local climate and as they continue to mature, they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: The design recognizes the importance of the pedestrian scale and streetscape presence, and thus, the site plan provides open air uses along 120th Street with building placement inward to the Site.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Pedestrian connectivity will be preserved and celebrated with the development of the Celebrity Equine Center encouraging the use of parks and trails in keeping with the equestrian lifestyle Scottsdale is known for. The existing trail system that runs along the south and east as part of the Stonegate master plan's open space amenities connects to the adjacent Stonegate Equestrian Park.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human scale, providing shade and shelter through building, site and landscape design.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: The proposed low-scale equestrian buildings and residence will provide appropriate massing, proportion, material contrast, and detailing establishing a natural hierarchy in terms of architectural character. Thus, the improvements will be contextually appropriate and respectful of the surrounding character.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development responds to the desert climate through texture and finishes while providing an aesthetic that blends well with the established equestrian and residential architectural context in the area.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies that minimize environmental impact and reduce energy consumption will be emphasized where feasible.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature and arid-region plant materials will be used with the development and enhancement of the Property. The desert character will be upheld through the carefully considered landscape palette in terms of scale, density and arrangement (see landscape plans).

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette (see landscape plans). As discussed above, context appropriate desert plant materials will be utilized with the development of the Property that will be consistent with the established vegetation found in surrounding area.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: All lighting will meet City requirements. The arena will have lights equipped with an automatic timer that is only in use when people are riding. Lighting at night will be similar to what is used at Stonegate Equestrian Park with a 10pm turn-off time. See Lighting Site Plan and Manufacturer Cut Sheets for more details.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process in conformance with City regulations.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds the site configuration and building elevation design to be in conformance with the property development standards and the plans represented and stipulated to per the associated Conditional Use Permit approval.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds that the proposed site configuration utilizes existing adjacent buffering along the west and south, as well as responding to the required positioning setbacks for specific elements of the site per the Ranch land use. The structures are generally centralized to the site where possible, but some aspects are positioned to avoid conflict with the exiting powerline corridor crossing through the site and other setback requirements.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *With the Conditional Use Permit approval, the City Council stipulated the centralization of the drive entering the site from N 120th Street. That configuration is refined with this application. The staff recommended stipulations also include narrowing the connection point to the street to more minimal dimensions aligning with the City's standard driveway connection widths while still accommodating Emergency and Service Vehicle ingress/egress maneuvering.*
 - *Trail connections for the area are still accounted for within the adjacent Stonegate common area parcels to the west and south of this site, which maintain connections from E. Mountain View Road to the trails network within the Stonegate Equestrian Park.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *Staff finds that the proposal anticipates integrating mechanical rooms into structure configurations or placing equipment on the ground to avoid roof top screening situations.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The area was annexed into the City in 1975 (Ord. #891) and zoned to the Single-family Residential (R1-43) zoning designation that exists on this site today. The applicant received approval for a Conditional Use Permit to allow a ranch use on the subject site via associated case 4-UP-2020.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received some community input regarding the application. The community was heavily involved with the Conditional Use Permit process.

Context

The subject property is located south of the intersection of E. Mountain View Road and N. 120th Street, on the west side of N. 120th Street, at the entrance to the Stonegate Equestrian Park and the termination of N. 120th Street. Please refer to context graphics attached.

Project Data

The development proposal includes a 36-stall horse barn, residence, arena, horse turnouts, and other elements associated to operating a Ranch use on the property.

- Existing Use: Vacant
- Proposed Use: Ranch
- Parcel Size: 5-acres (gross)
209,381 square feet/4.8-acres (net)
- Building Height Allowed: 30 feet
- Building Height Proposed: 22 feet

**Stipulations for the
Development Review Board Application:
Celebrity Equine Center
Case Number: 11-DR-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Edward B. Sawyer Architect, with a city staff date of 5/12/2021.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Edward B. Sawyer Architect, with a city staff date of 5/12/2021.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by McGough Adamson Landscape Architects, with a city staff date of 5/12/2021.
 - d. The case drainage calculations provided in the preliminary grading and drainage plan submitted by Fetter Engineering Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Fetter Engineering Group and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit case for the subject site was: 4-UP-2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

SITE DESIGN:

DRB Stipulations

2. With the final plans submittal, the site driveway width shall be reduced to not more than 30-feet wide where it intersects with N 120th Street.
3. The project driveway shall comply with City of Scottsdale Standard Detail 2250-2.

EXTRIOR LIGHTING:

Ordinance

- C. All exterior lighting shall comply with the stipulations/conditions established by associated case 4-UP-2020.

WATER AND WASTEWATER:

DRB Stipulations

4. Prior to the civil construction document submittal, the property owner shall obtain approval of septic system construction, through Maricopa County Environmental Services Department, and include the permit number on submitted construction documents

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

5. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the calculations shown on the preliminary G&D plan accepted in concept by the Stormwater Manager or designee. Note: several errors in the preliminary drainage calculations need to be corrected during final design. For example, first flush retention requirements must be calculated as follows per the DSPM.

2. First Flush Volume

- a. The first flush volume shall be calculated using the following formula:

$V = CPA$, where:

V = the required first flush storage volume, in cubic feet;

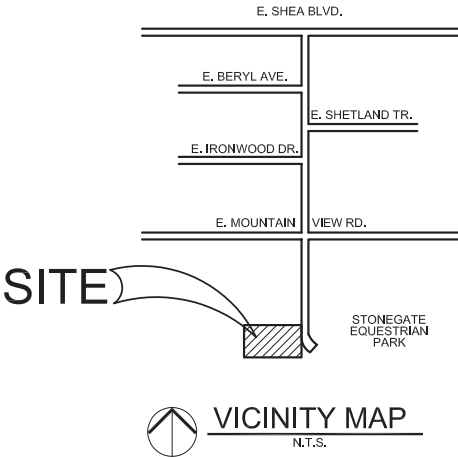
C = the weighted average runoff coefficient for the disturbed area of the proposed development;

P = the required precipitation depth of 0.5 inches, converted to feet; and

A = the disturbed area of the proposed development, in square feet.

SITE PLAN NOTES

23. POOLS REQUIRE SEPERATE APPROVAL AND PERMITS.
24. POOLS SHALL NOT EMPTY INTO WASHES, STREETS, ONTO ADJACENT LOTS, OR TRACT OF LAND. (DS&PM 2-2.501.D.4.c)
25. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT ETC.) SHALL BE SCREENED A MINIMUM 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
26. A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC 5.012.A.6.b SEC 5.102.A.6.c)
27. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPLE BUILDING (ZO SEC 5.012.A.6.b AND SEC 5.102.A.6.c)
28. ANY PROPOSED MODIFICATIONS TO WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISE CODE.
29. TEMPORARY / SECURITY FENCING THAT IS REQUIRED OR OPTIONLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND DESIGN STANDARDS AND POLICES MANUAL (ZO SEC 7.700 DS & PM 1-1.407)



PROJECT DATA

ADDRESS:	9588 N. 120TH STREET
APN:	217-334-038A
USE:	RESIDENTIAL
ZONING:	R1-43
CONSTRUCTION:	VN
LOT AREA:	NET - 209,381 S.F. = 4.8 A GROSS - 217,632 S.F. = 5 A
CS#	27-56
BUILDING AREAS:	
RESIDENCE:	2,304 S.F.
CARPORIT:	624 S.F.
HAY STORAGE:	2,928 S.F.
BARN:	11,940 S.F. 3,768 S.F. COVERED TURNOUTS: 15,708 S.F.
SHED ROW:	3,426 S.F. 2,132 S.F. COVERED TURNOUTS: 1,830 S.F. COVERED WALKWAY: 7,388 S.F.
TOTAL AREA:	28,994 S.F.
LOT COVERAGE:	NET: 28,994 S.F. / 209,381 S.F. = 13.8% GROSS: 28,994 S.F. / 217,632 S.F. = 13.3%
PARKING:	CARS 21 TRUCK & TRAILER 4
TOTAL:	25

KEYNOTES

- EXISTING PAVEMENT
- PROPERTY LINE
- EXISTING LANDSCAPE
- EXISTING GATE
- 6' HIGH 4" MASONRY WALL (DOOLEY WALL) PER CITY OF SCOTTSDALE STANDARD DETAIL FULL LENGTH OF PROPERTY LINE WALL DTL-4
- GRANITE DRIVEWAY TO SUPPORT 83,000 LBS
- EXISTING FENCE
- 8' WIDE STEEL GATE SEE WALL DETAIL-1
- KNOX BOX FOR FIRE DEPARTMENT ACCESS
- 20' WIDE STEEL GATE SEE WALL DETAIL-2
- 8' CMU & STEEL RAIL FENCE SEE WALL DETAIL-5
- 8' WIDE SECTION OF DRAINAGE BLOCK @ GRADE
- INDICATES DRAINAGE FLOW DIRECTION
- STEEL RAIL FENCE 75% OPEN SEE WALL DETAIL-3
- FUTURE HORSE WALKER STRUCTURE
- OPEN STEEL RAIL FENCE
- CONCRETE WALK
- CLEAN SHAVINGS STORAGE
- MANURE CONTAINMENT
- SHADE STRUCTURE PER LANDSCAPE DWGS. NOT TO EXCEED 12'-0"
- INDICATES WATER CONNECTION
- INDICATES SEWER CONNECTION
- SETBACK LINE
- EXISTING SIGN
- DATUM POINT #1 - 1471
- DATUM POINT #2 - 1467
- APS RIGHT OF WAY
- SEPTIC TANK PER MARICOPA COUNTY

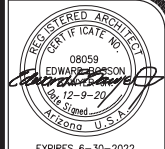
FIRE PROTECTION

THE CONNECTED BARN AND HAY STORAGE SHALL BE EQUIPPED WITH FIRE PROTECTION PER: CITY OF SCOTTSDALE NFPA 13D IS AND A'S CHAPTER 8 (8.1.6)

BUILDING CODES

- 2015 INTERNATIONAL FIRE CODE*
- 2015 INTERNATIONAL BUILDING CODE*
- 2015 INTERNATIONAL RESIDENTIAL CODE*
- 2015 INTERNATIONAL MECHANICAL CODE*
- 2015 INTERNATIONAL PLUMBING CODE*
- 2015 INTERNATIONAL FUEL GAS CODE*
- 2015 ENERGY CONSERVATION CODE*
- 2015 EXISTING BUILDING CODE*
- 2015 GREEN CONSTRUCTION CODE*
- 2014 NATIONAL ELECTRICAL CODE*

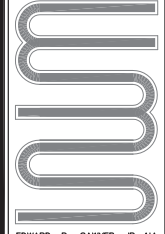
* WITH CITY AMENDMENTS



CELEBRITY EQUINE CENTER
SCOTTSDALE, ARIZONA

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MASTER PLAN
SCALE: 1" = 30'-0"

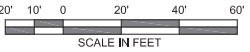


EDWARD B. SAWYER, JR., AIA
ARCHITECT - 13430 N. SCOTTSDALE RD.
SUITE 104 - SCOTTSDALE, ARIZONA 85254
PHONE: 480-791-4315
EMAIL: edward@sawyerarch.com

DATE: 5-6-20
CITY COMM: 7-28-20
DESIGN REVIEW

SHEET 1 OF 2
A1.0 2

ATTACHMENT #7



MASTER PLAN
SCALE: 1" = 30'-0"



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	PROSOPIS HYBRID - 'RIO SALADO'	17	36" BOX
	PARKINSONIA MICROPHYLLA - FOOTHILLS PALO VERDE	4	24" BOX
	PARKINSONIA MICROPHYLLA - FOOTHILLS PALO VERDE	6	36" BOX
	PISTACIA LENTISCUS - MASTIC TREE	7	24" BOX
	PARKINSONIA MICROPHYLLA - FOOTHILLS PALO VERDE	24	15 GAL
SHRUBS			
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	43	5 GAL
	LEUCOPHYLLUM FRUTESCENS - HEAVENLY CLOUD SAGE	52	5 GAL
	RUELLIA PENINSULARIS - BAJA RUELLIA	49	5 GAL
	CALLIANDRA CALIFORICA - FAIRY DUSTER	53	5 GAL
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE	63	5 GAL
	EREMOPHILA HYGROPHANA - BLUE EMU	61	5 GAL
	TECOMA ALATA - ORANGE JUBILEE	25	5 GAL
	HYPTIS EMORYI - DESERT LAVENDER	28	5 GAL
ACCENTS			
	FOQUIERA SPLENDENS - OCOTILLO	23	24" BOX / TUB
SALVAGE MATERIALS (SEE EXISTING PLANT INVENTORY PLAN)			
	PARKINSONIA FLORIDA - BLUE PALO VERDE	1	10' X 15'
	PROSOPIS SSP. - MESQUITE	1	8' X 10'
	PROSOPIS SSP. - MESQUITE	1	8' X 10'
	CARNEGIEA GIGANTEA - SAGUARO	1	20'
	CARNEGIEA GIGANTEA - SAGUARO	1	3'
	CARNEGIEA GIGANTEA - SAGUARO	1	3'
	CARNEGIEA GIGANTEA - SAGUARO	1	10'
	CARNEGIEA GIGANTEA - SAGUARO	1	14"
	CARNEGIEA GIGANTEA - SAGUARO	1	5'
	CARNEGIEA GIGANTEA - SAGUARO	1	10'
	CARNEGIEA GIGANTEA - SAGUARO	1	14"
	CARNEGIEA GIGANTEA - SAGUARO	1	15"
	CARNEGIEA GIGANTEA - SAGUARO	1	16"
	CARNEGIEA GIGANTEA - SAGUARO	1	30'
	1/4" COMPACTED DECOMPOSED GRANITE COLOR: 'MADISON GOLD' BY KALAMAZOO MATERIALS, INC.	69,897 SQ.FT	
	3/4" SCREENED DECOMPOSED GRANITE COLOR: 'MADISON GOLD' BY KALAMAZOO MATERIALS, INC.	49,479 SQ.FT	
	MID-IRON BERMUDA TURF (SOD)	710 SQ.FT.	

* ARENA SURFACE, EUROPEAN WALKER SURFACE AND ALL TURN OUT SURFACES TO BE PROVIDED BY OWNER

TOTAL LANDSCAPED AREA:	50,189 SQ.FT
PROPOSED TREE TOTAL:	58
PROPOSED SHRUB TOTAL:	374
PROPOSED ACCENT TOTAL:	23

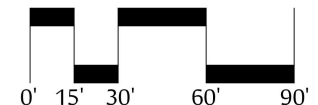


CELEBRITY EQUINE CENTER
OVERALL LANDSCAPE PLAN

9588 N. 120TH STREET
MAY 6, 2021

ATTACHMENT #8

SCALE: 1"=30'-0"



NORTH





FLYNN BARN
SCOTTSDALE, ARIZONA

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EXTERIOR ELEVATIONS
SCALE: 1" = 10'-0"

EDWARD B. SAWYER, JR., AIA
ARCHITECT - 1340 N. SCOTTSDALE BLVD.
SUITE 104 - SCOTTSDALE, ARIZONA 85254
PHONE: 480-791-8218

DATE	4-16-20
SHEET	1
OF	1



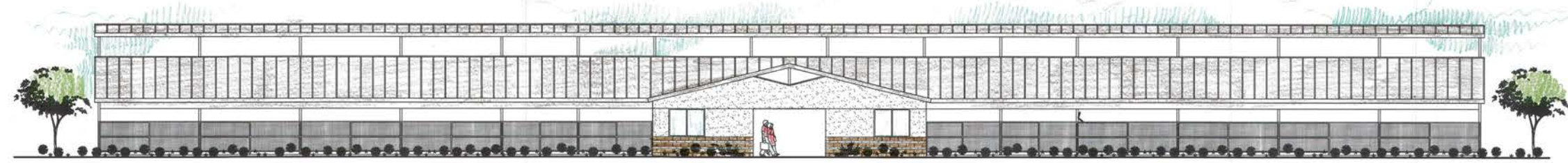
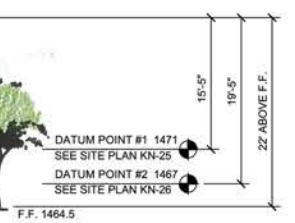
WEST
SCALE: 1" = 10'-0"



SOUTH
SCALE: 1" = 10'-0"



NORTH
SCALE: 1" = 10'-0"



EAST
SCALE: 1" = 10'-0"



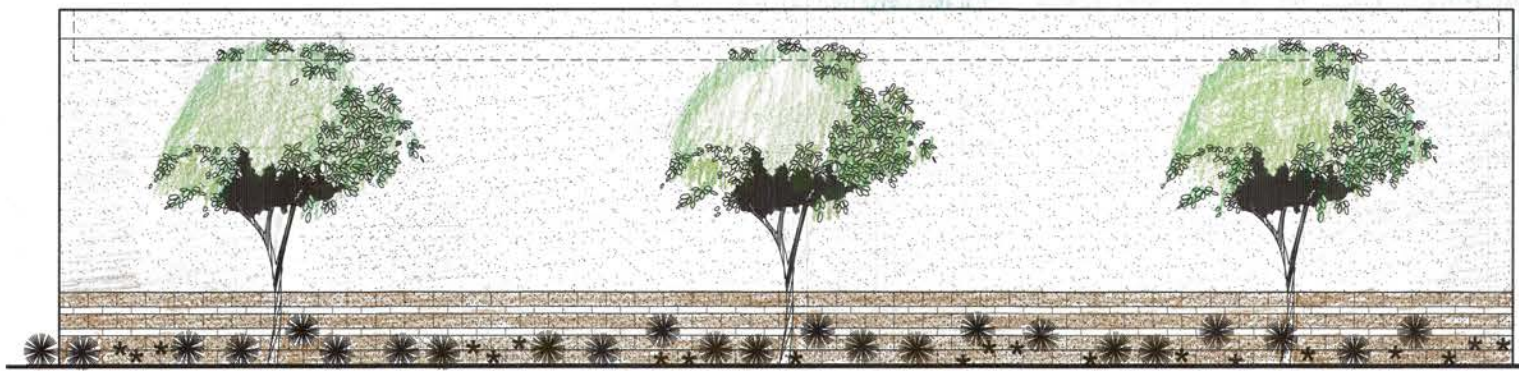
FLYNN HAY BARN
SCOTTSDALE, ARIZONA

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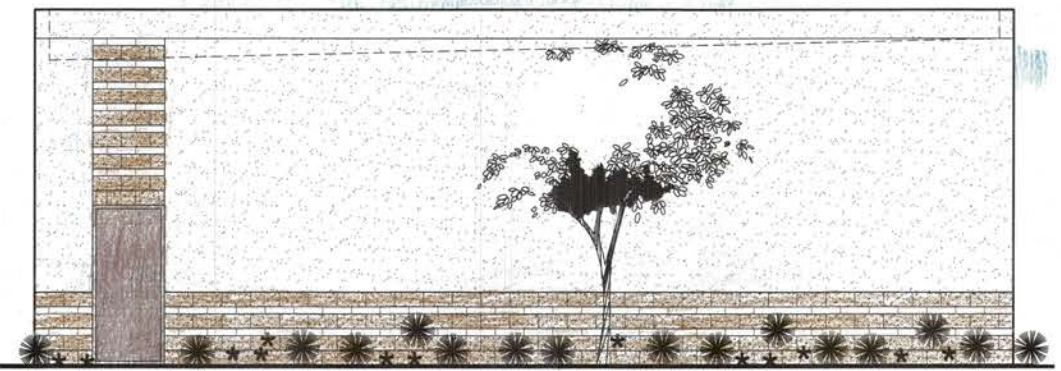
PRELIMINARY
ELEVATIONS
SCALE: 1/4" = 1'-0"

ESJ
EDWARD R. SAWYER, JR., AIA
ARCHITECT - 13435 N. SCOTTSDALE RD.
SUITE 104 - SCOTTSDALE, ARIZONA 85254
PHONE - 602-791-4315

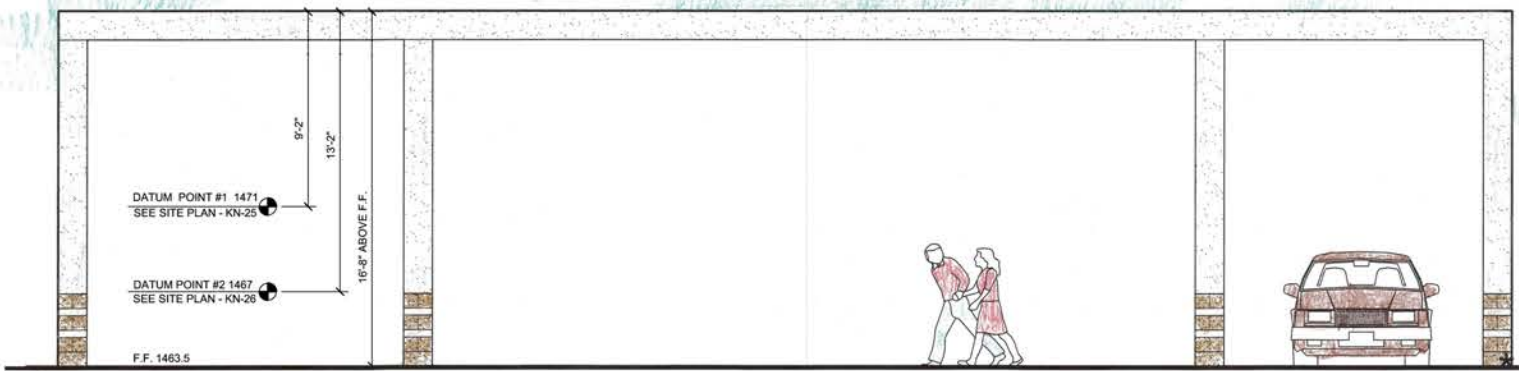
DATE	4-19-20
SHEET	1
OF	1



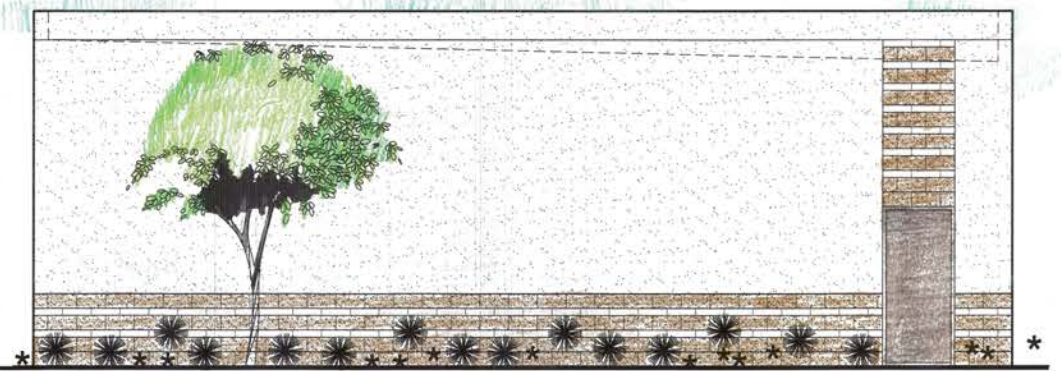
NORTH
SCALE: 1/4" = 1'-0"



WEST
SCALE: 1/4" = 1'-0"



SOUTH
SCALE: 1/4" = 1'-0"



EAST
SCALE: 1/4" = 1'-0"

FLYNN RESIDENCE
SCOTTSDALE, ARIZONA

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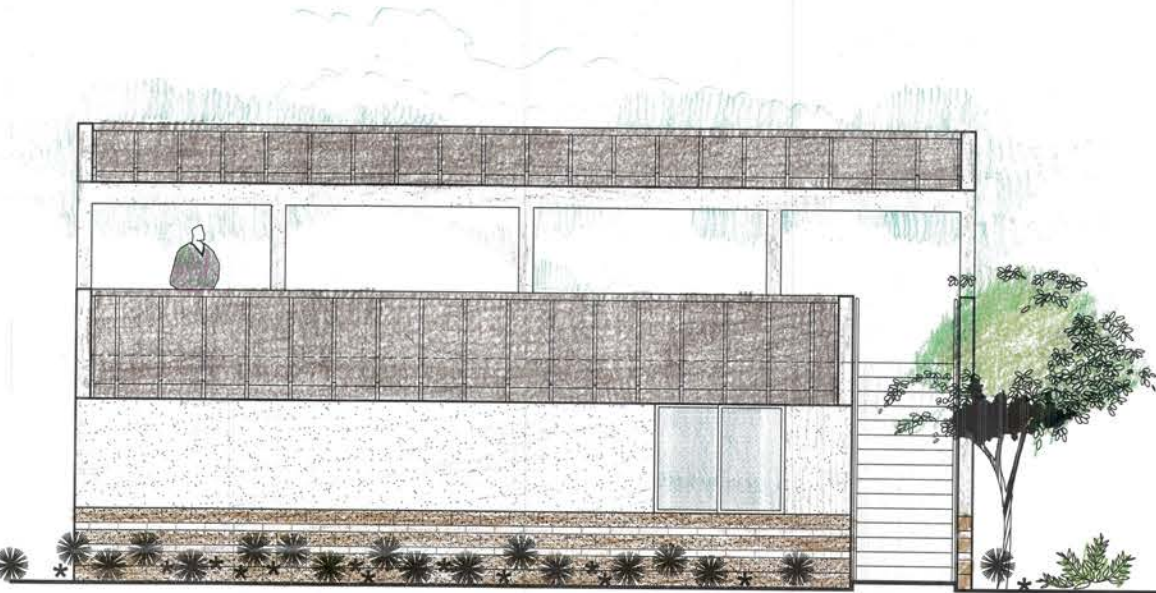
RESIDENCE ELEVATIONS
SCALE: 1/4" = 1'-0"

EDWARD B. SAMPYER JR., AIA
ARCHITECT - 13430 N. SCOTTSDALE RD.
SUITE 104 - SCOTTSDALE, ARIZONA 85264
PHONE: 602-781-4318

DATE 4-16-20



SOUTH
SCALE: 1/4" = 1'-0"



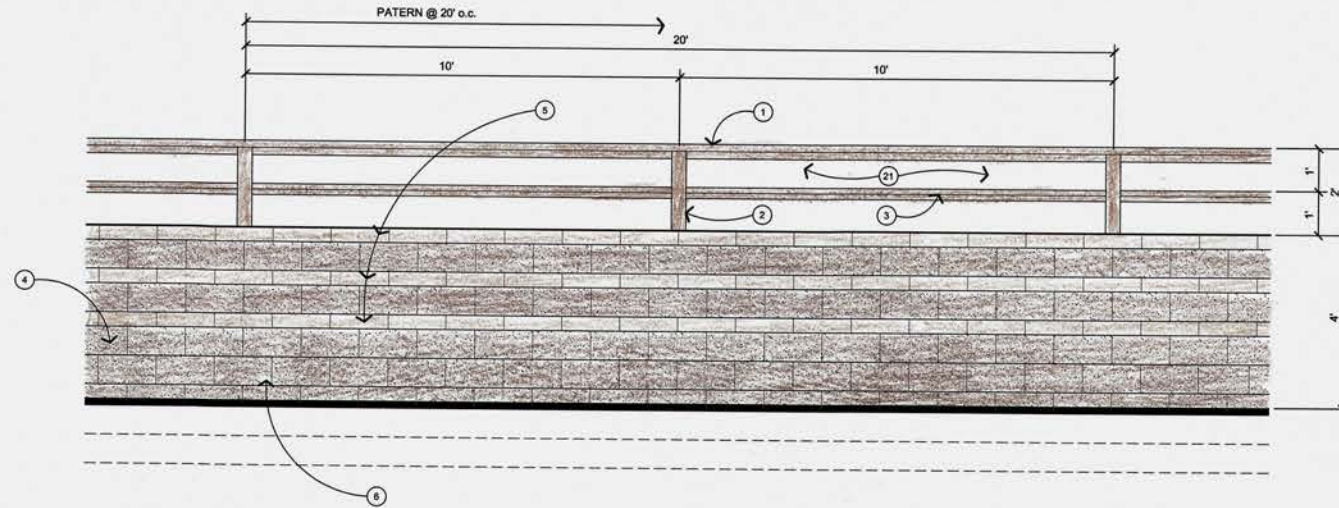
NORTH
SCALE: 1/4" = 1'-0"



SOUTH
SCALE: 1/4" = 1'-0"

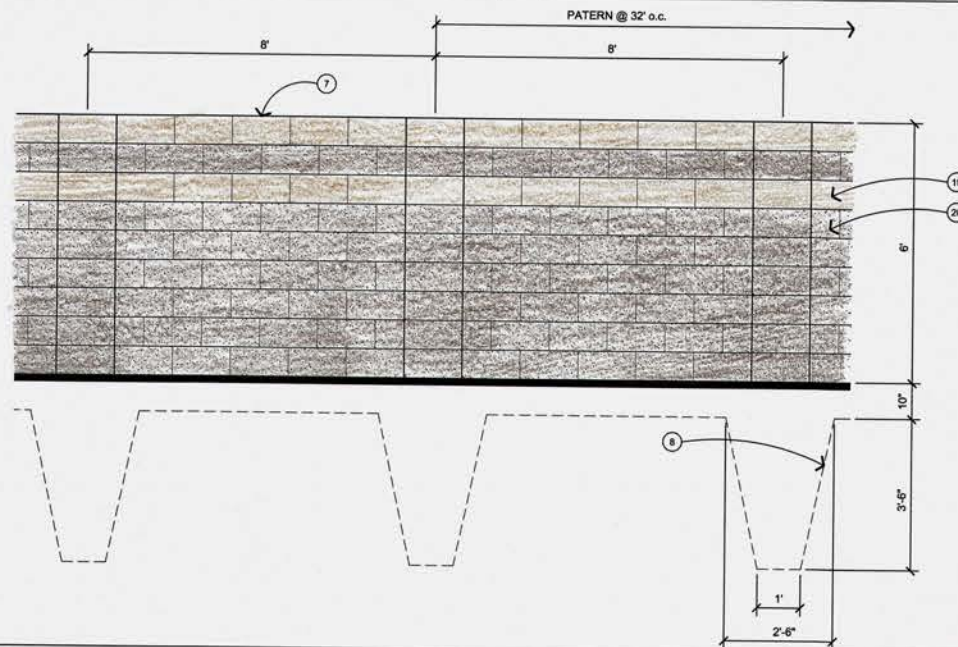


EAST
SCALE: 1/4" = 1'-0"

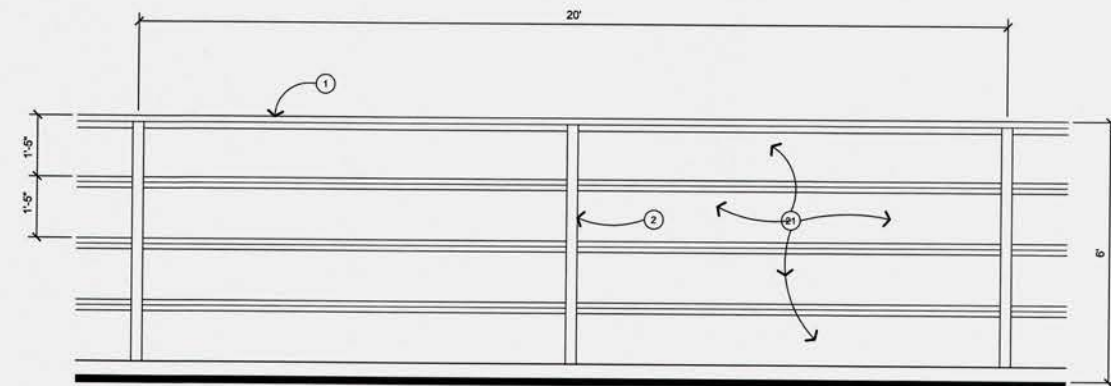


5 CMU & OPEN STEEL RAIL FENCE

SCALE: 1/2" = 1'-0"

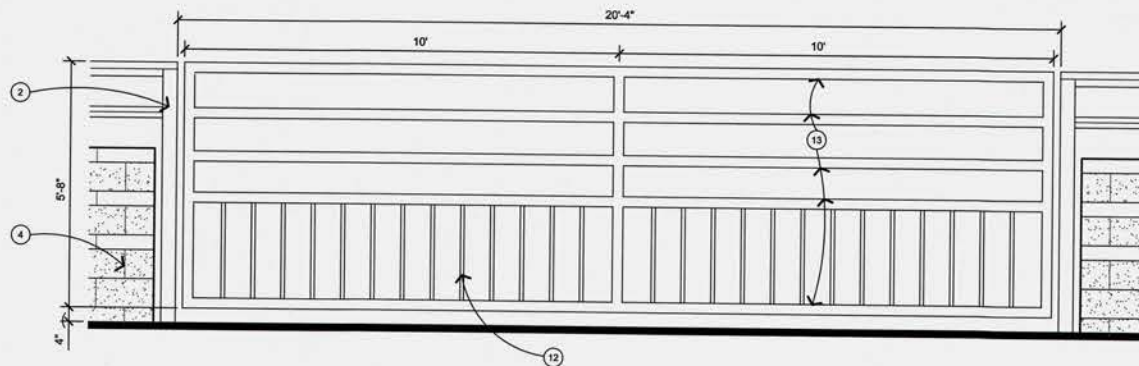


4 WALL TYPE-2 (4" MASONRY WALL "DOOLEY WALL" PER SCOTTSDALE STANDARD DETAIL 1/A1.0)



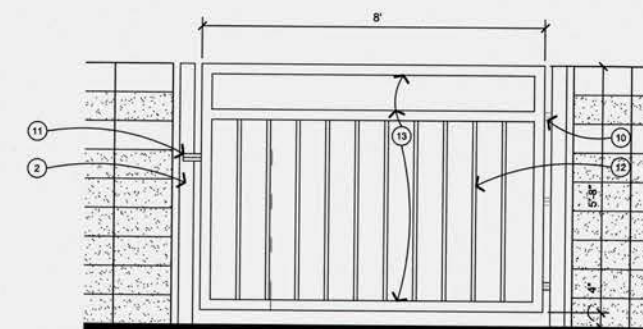
3 STEEL RAIL FENCE 75% OPEN

SCALE: 1/2" = 1'-0"



2 20' WIDE ROLLING STEEL GATE

SCALE: 1/2" = 1'-0"



1 8' WIDE STEEL GATE

SCALE: 1/2" = 1'-0"

KEYNOTES

- 2 1/2" STEEL TUBE TOP RAIL
- 3" STEEL TUBE POST
- 2" INTERMEDIATE STEEL RAILS
- 8" CMU WALL W/ #5 @ 48" o.c.
- SPLIT FACE CMU BLOCK COLOR-A
- SPLIT FACE CMU BLOCK COLOR-B
- 6" HIGH 4" MASONRY WALL - (DOOLEY WALL) PER CITY OF SCOTTSDALE STANDARD DETAIL SEE DETAIL 1/A1.0
- FOOTINGS PER STANDARD DETAIL
- 8x4x16 CMU HORZ. BANDS SEE ELEVATIONS A2.0
- HINGE LOCATION
- GATE LATCH LOCATION
- 1"x1" STEEL TUBE VERT
- 2 1/2" GATE FRAME
- 6x8x1/2" BASE PLATE W/ (2) 1/2" ANCHORS
- (2) #4 CONT IN B.B.
- LINE OF FINISH GRADE
- #4 CONT IN CONCRETE FOOTING
- CONT CONCRETE FOOTING
- CMU BLOCK COLOR-C
- CMU BLOCK COLOR-D
- OPEN TYPICAL

GENERAL NOTE

ALL EXPOSED STEEL TO BE A NATURAL RUSTED FINISH

WALL COLORS

SUPERLITE MASONRY:

- SOUTHWEST GOLD - SPLIT FACE CMU
- HOPE SANDSTONE - SPLIT FACE CMU
- SUPERSTITION - CMU FENCE BLOCK
- MOJAVE BROWN - CMU FENCE BLOCK



CELEBRITY EQUINE CENTER
SCOTTSDALE, ARIZONA

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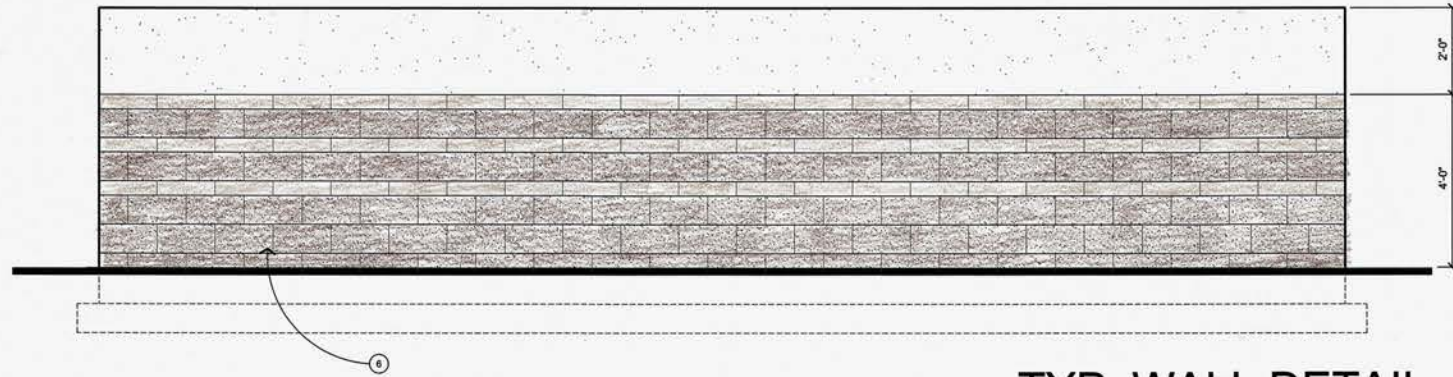
WALL DETAILS
SCALE: 1/2" = 1'-0"

EDWARD B. SAWYER, JR., AIA
ARCHITECT - 15430 N. SCOTTSDALE BL.
SUITE 104 - SCOTTSDALE, ARIZONA 85254
PHONE: 480-791-4315
FAX: 480-791-4316
EMAIL: edward@edwardbryer.com

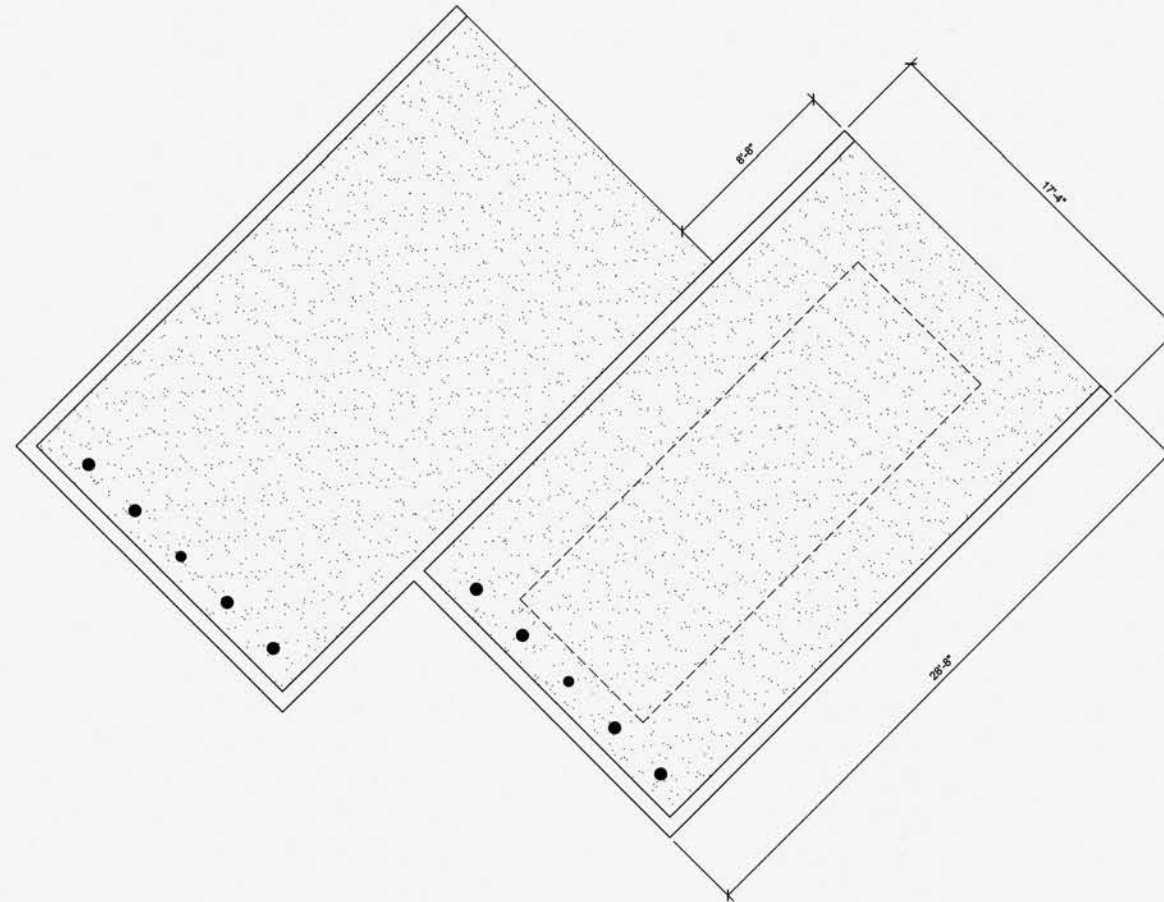
DATE: 2-23-21

SHEET 1 OF 1

ATTACHMENT #10



TYP. WALL DETAIL
SCALE: 1/2" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



CELEBRITY EQUINE CENTER
REFUSE ENCLOSURE - SCOTTSDALE, ARIZONA

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FLOOR PLAN & ELEVATION
SCALE: AS SHOWN



EDWARD B. SAWYER, JR., AIA
ARCHITECT - 10400 N. SCOTTSDALE RD.
SUITE 104 - SCOTTSDALE, ARIZONA 85258
PHONE: 480-791-4314
EMAIL: ed@sawyerjr.com

DATE: 2-23-21

SHEET 1 OF 1

CELEBRITY EQUINE CENTER

WINDOW FRAME
PR0151 BROWN



METAL ROOFING
WESTERN STATES METAL ROOFING
BURNISHED SLATE R: .29

GLASS - PELLA INSULATED
SUNDEFENSE - SHGC 0.15-0.54 R: .22

BUILDING WALLS
DRYVIT - WHOLE WHEAT 457B



EXTERIOR WOOD
DUNN EDWARDS - DEA161
WILD MUSTANG

BUILDING & SITE WALLS
SUPERLITE - SPLIT FACE
HOPI SANDSTONE
&
SOUTHWEST GOLD



PROPERTY PERIMETER
BLOCK WALL
SUPERLITE - SUPERSTITIION
&
MOJAVE BROWN



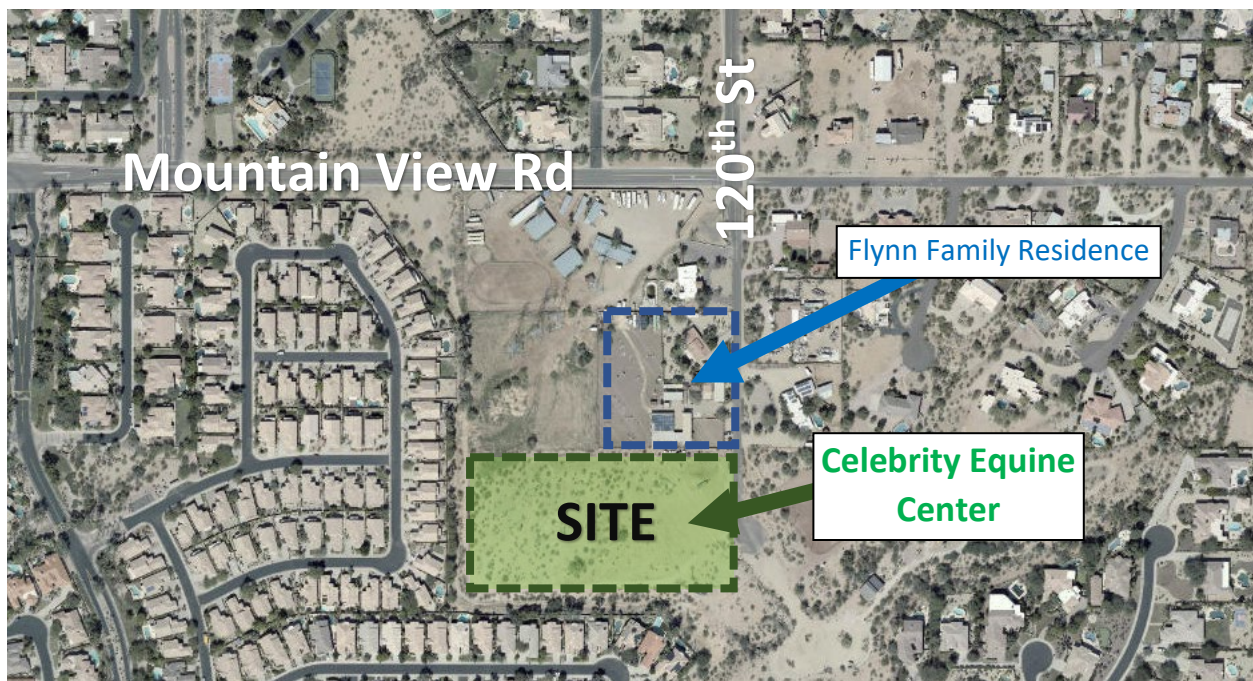
Zoning Aerial

11-DR-2021

March __, 2021

Dear Property Owner and Neighbor:

We represent the owner, Kevin Flynn, of the property located at 9588 N 120th Street (the "Site") in an application seeking Development Review Board ("DRB") design approval for the proposed ranch facility known as Celebrity Equine Center. The 5-acre Site is zoned R1-43 and is adjacent to the Flynn residence as shown in the graphic below and is located immediately west of the City's Stonegate Equestrian Park. The Flynn family received unanimous City Council approval for a Ranch Conditional Use Permit ("CUP") on February 16, 2021 (Case 4-UP-2020). The applicant is developing an equestrian ranch facility on the Site in a manner that is consistent with the CUP approval and the City's DRB criteria. The purview of the DRB is to review the proposed architecture, site design, and landscaping. The architectural design draws upon a traditional ranch/horse farm theme that will be compatible within the suburban desert context in both use of building materials and landscaping.



Subsequent to the City Council approval of the CUP, we are sending this letter to make you aware of the DRB application being filed on behalf of the Flynn family. Attached is the site plan for the proposal. Please feel free to contact me directly with any questions at mh@berryriddell.com or 480-385-2753. Also, if you have any questions of City Staff regarding this application, please do not hesitate to contact our City Planner, Jeff Barnes, at jbarnes@scottsdaleaz.gov or 480-312-2376. For reference, our case number is 188-PA-2017.

Sincerely,

Michele Hammond

Michele Hammond
Applicant Representative

Enclosures: Site Plan & Elevations

ATTACHMENT #13

111~~DR~~R20021V2
5/22/2021

Barnes, Jeff

From: MARY JO MCCARTHY <mccarthy1280@comcast.net>
Sent: Thursday, April 29, 2021 11:44 AM
To: Barnes, Jeff
Cc: Grant, Randy
Subject: RE: Case # 4-UP-2020, Celebrity Equine Center 9588 N 120th St

⚠ External Email: Please use caution if opening links or attachments!

Thanks for this response.

Yes, would appreciate and ask that the best interests of the impacted Stonegate residents be kept in mind for final approval of the building designs.

Seems only logical and common good sense, that the opening of the horse stalls should be opposite of neighboring back yards.

On 04/29/2021 1:05 PM Barnes, Jeff <jbarnes@scottsdaleaz.gov> wrote:

My apologies for the delay in getting back to you. The current design review application in process is case 11-DR-2021 and is still in the staff review portion of that process, and has not yet been scheduled to a Development Review Board hearing. Details of that submittal and scheduled hearing date (once scheduled) can be followed on the case information page here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/52055>

The proposed westmost stalls are currently designed open to turnout areas along that west elevation. I have included the attached plan sheet from the submittal materials for that row of stalls which represents that on the looking East elevation on the lower portion of the drawing.

We can certainly include your comments as part of the case documents for 11-DR-2021 and identify them to the DRB and the applicant as design concerns expressed.

Jeff Barnes

Senior Planner

City of Scottsdale

Planning & Development Services

jbarnes@scottsdaleaz.gov

Our City Offices are open to public access, but in the interest of limiting potential spread/exposure of COVID-19 for the safety of everyone in our community, we recommend the use of our Online resources where possible:

<https://www.scottsdaleaz.gov/planning-development>

<https://eservices.scottsdaleaz.gov/bldgresources>

From: MARY JO MCCARTHY <mccarthy1280@comcast.net>
Sent: Thursday, April 29, 2021 10:22 AM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Cc: Grant, Randy <RGrant@Scottsdaleaz.gov>
Subject: Case # 4-UP-2020, Celebrity Equine Center 9588 N 120th St

 **External Email: Please use caution if opening links or attachments!**

Jeff - This follows the voice message i left for you yesterday morning.

As was indicated, I recall receiving notice on further hearing for approval of the building structure design. I inadvertently discarded that post card, so not sure if the hearing actually already took place.

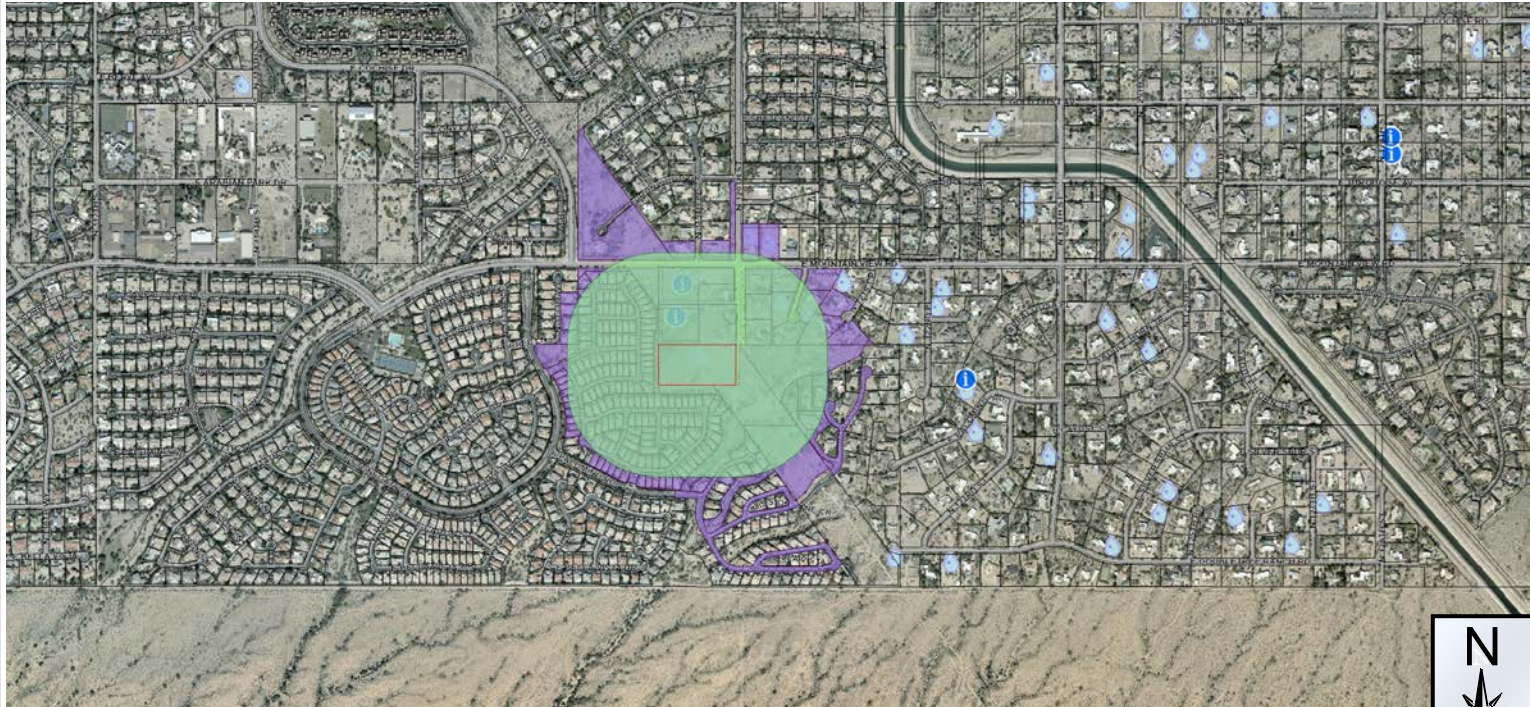
My question concerns particularly the far west side of the horse stable building, located closest to the Stonegate 118th St properties.

Believe the entire wall should be enclosed and having the openings facing the east side of the bldgs in order to help reduce offensive odors etc., coming into the residential area.

Would you please confirm or if necessary refer this to the proper City official for the proper response.

Thanks, Chip McCarthy, cell ph 630 550 8938.

City Notifications – Mailing List Selection Map Celebrity Equine Center



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
March 26, 2021

Map Legend:

— Site Boundary

● Properties within 750-feet

Postcards: 211

11-DR-2021